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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/HRB/S/0830/2024** Date : 27/05/2025

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Permission Application for the proposed construction of HIGH-RISE Group development building for Residential use consisting of 2 Blocks with combined & extended Double Basement floor (for parking use) for Block A & B, in Block No – A: Stilt Floor (for parking use & ATM) + 1st Floor to 10th Floor with 49 dwelling units, in Block No – B: Stilt Floor (parking use) + 1st Floor to 21st Floor with 166 dwelling units and at 22nd Floor part Club House use (Association room, Gym, AV room, Creche, Indoor Games, Co-Working Space and Open Swimming pool with Change room & Shower) Totally 215 dwelling units and OWC (Ground Floor), availing Premium FSI with TOD benefit at Door No. 2/79, abutting Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.No.113/1A2 & 114/1B of Okkiyam Thoraipakkam village, Sholinganallur Taluk, Chennai District, within the limits of Greater Chennai corporation Applied by M/s. Radience Reality Developers India Ltd., rep. by its authorized signatories Thiru. S.Ragavendran -Approved and forwarded to Local Body for issue of Building Permit - Reg.

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0830/2024 Dated:27.11.2024.
2. Minutes of the 279th MSB Panel meeting held on 20.12.2024
3. This office letter even no dated 02.01.2025
4. Applicant furnished revised plan/Particulars through online dated 04.02.2025
5. NOC issued by the DF&RS in letter no.C1/18328/2024, PP NOC No.219/2024 dt.03.12.2024 with usual conditions
6. NOC issued by the CMRL in letter No. CMRL/ CONS-DES0PH2(02)/ 81/2024 Dated.11.12.2024.
7. Concurrence from TANGEDCO Vide letter No. SE/CEDC/S-II/EE/Civil (NI)/F.Land / D.375/25 dt.18.01.2025 for Suitability with conditions.
8. Environment Clearance in Letter No. EC Identification No. EC24C3801TN5302068N dt.24.01.2025.
9. The applicant letter received on 19.02.2025.
10. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
11. This office letter even no dated 03.03.2025 addressed to Govt.
12. Govt. in Letter (Ms) No. 63 H & UD (UD I)/2025 Dept. dated 24.04.2025
13. The applicant has uploaded the revised plan and the following particulars in online on 09.05.2025
14. NOC obtained from AAI in NOC ID: CHEN/SOUTH/B/021125/1558999 Dt.07.03.2025.
15. Structural design vetted by the Professor Dr.B.Nageswara Rao, Structural Engineering Division, Department of Civil Engineering, IIT – Madras dt.31.01.2025

16. This office letter even no dated 15.05.2025 addressed to SRO Neelangarai

17. Guide Line Value for the site under reference downloaded on 19.05.2025 from the Registration Department website

18. This office DC advice letter even through online on dt.20.05.2025

19. The applicant letter dt.26.05.2025 along with Bank guarantee No. 11650100025897 dt.22.05.2025, Valid for 8 Years, Expiry date 21.05.2033 & Claim Expiry date 21.05.2034

20. Gift deed for Street alignment of area of 26.57 sq.m vide Doc. No.4883/2025 dt.16.05.2025. and OSR area of 899.06 sq.m vide Doc. No.4882/2025 dt.16.05.2025.

21. Remittance of D.C & other Charges through online vide Receipt No. CMDA/PP/18357/2025 dated 23.05.2025

22. Receipt of BG received from Finance division vide receipt no CMDA/PP/RC/0156/2025 dated 27.05.2025

The Permission Application for the proposed construction of HIGH-RISE Group development building for Residential use consisting of 2 Blocks with combined & extended Double Basement floor (for parking use) for Block A & B, in Block No – A: Stilt Floor (for parking use & ATM) + 1st Floor to 10th Floor with 49 dwelling units, in Block No – B: Stilt Floor (parking use) + 1st Floor to 21st Floor with 166 dwelling units and at 22nd Floor part Club House use (Association room, Gym, AV room, Creche, Indoor Games, Co-Working Space and Open Swimming pool with Change room & Shower) Totally 215 dwelling units and OWC (Ground Floor), availing Premium FSI with TOD benefit at Door No. 2/79, abutting Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.No.113/1A2 & 114/1B of Okkiyam Thoraipakkam village, Sholinganallur Taluk, Chennai District, within the limits of Greater Chennai corporation Applied by M/s. Radience Reality Developers India Ltd., rep. by its authorized signatories Thiru. S.Ragavendran has been examined and Planning Permission is issued based on the orders of Government letter in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 5th, 6th, 7th, 8th &14th cited.

The applicant has furnished Bank guarantee No. 11650100025897 dt.22.05.2025, Valid for 8 Years, Expiry date 21.05.2033 & Claim Expiry date 21.05.2034, for an amount of Rs.93,85,000/- (Ninety Three Lakhs and Eighty Five Thousand only) issued by the Axis bank Limited, Corporate banking Branch, New No.3, Old No.2, Club House Road, Near Taj, Chennai – 600 002 .

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.21,158.00	CMDA/PP/Ch/17296/2025 & dt. : 04 February, 2025
II	Scrutiny Fees	Rs.19,769.00	CMDA/PP/Ch/18223/2025 & dt. : 09 May, 2025
III	Balance Scrutiny Fees	Rs.1,00,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
IV	Development charges for land per Sq. m.	Rs.45,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
V	Development charges for building per Sq. m.	Rs.6,30,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
VI	Regularisation charge for land	Rs.9,05,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
VII	Security Deposit for Building	Rs.93,85,000.00	CMDA/PP/RC/0156/2025 & dt. : 27 May, 2025
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
IX	I & A Charge	Rs.1,40,95,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
X	Security Deposit for Septic Tank / STP	Rs.2,15,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
XI	Premium FSI Charges	Rs.15,94,45,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
XII	Shelter Charges	Rs.3,60,30,000.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/18357/2025 & dt. : 23 May, 2025

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can

commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

   As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

   Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0024/2025** dated **27/05/2025** in **Permit No. OL-01829** are sent herewith. The Planning Permission is valid for the period from **27/05/2025 to 26/05/2033**

11. **As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.**

12. The Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13 .The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

14.The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, IAF, Environmental clearance & CMRL. In this regard, the applicant has also furnished an undertaking in the reference 13th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS,AAI,IAF, Environmental clearance & CMRL.

16.The applicant has furnished Structural Design report vetted by the Professor Dr.B.Nageswara Rao, Structural Engineering Division, Department of Civil Engineering, IIT – Madras dt.31.01.2025 reference 15th cited.

17.The applicant shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during

the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

19. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

20.CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

21.The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

22. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 27 May, 2025

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1. M/s. Radiance Realty Developers India Ltd,

Rep. by its Authorised Signatory

Thiru S.Ragavendran

CMDA Registration No.: RD/2019/06/481,

No.110/111, 1st floor, 33 feet road,

Anna Salai, Guindy, Chennai – 600 032.
Email: mathanraj@radiancereality.in
Contact No. 7845918460.

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

7.The Chief Engineer, TNEB, Chennai-2.

8.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.

9.Thiru. A VENKATAKRISHNAN B Arch.,
Registered Architect
CA/1983/07687
No. 18, 3rd seaward Road,
Valmiki Nagar, Thiruvanmaiyur,
Chennai - 600 041.
Email: kck@nva.in
Contact No. 9884377888.

10.Thiru. N.Chandru, M.E.,MIE.,
Structural Engineer,
CMDA Regn. No.: SE/GR-I/2019/04/090,
A20, 100 Feet Road, Hindu Colony, Nanganallur, Chennai- 600 061.
Email: chandrun23@gmail.com
Contact No. 9840767580.

11.Thiru. C.Venkata Prasad.,
Registered Geotechnical Engineer,
Geo Marine Consultants (P) Ltd.,
CMDA Registration No.: GTE/2024/03/003,
#11, 2nd Main Road, Kannappa Nagar Ext., Kottivakkam, Chennai – 600 041.
Email: geotech@geomarineindia.com
Contact No.:9444026189.

12.Thiru. Ealumalai,
Reg. No. CE/2023/01/1123
No. Old No.110, New No. 111, 33 feet Road, Anna Salai, Guindy,
Chennai- 600 032.
Email: primeqs@radiancerealty.in
Contact No.:9944263414.



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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